



**GREELEY URBAN RENEWAL AUTHORITY
Proceedings**

**September 9, 2020
4:30 p.m.**

This meeting was conducted remotely

I. Call to Order

Chair Cummins called the meeting to order at 4:30 p.m. Commissioners Costigan, Haas, Leffler, Utrata, and Welsh were present. (Commissioner Duran was absent.)

II. Approval of minutes for the meeting held on August 12, 2020

Commissioner Costigan made a motion to approve the minutes for the meeting held on August 12, 2020 as written. Commissioner Welsh seconded the motion; the motion carried 6-0. (Commissioner Duran was absent.)

III. Items of Business

Discussion – Extension of Food tax and the Keep Greeley Moving tax

Roy Otto, City Manager and Joel Hemesath, Public Works Director gave a presentation on the extension of the food tax and the Keep Greeley Moving tax.

The Greeley City Council has approved adding an extension of the city's food sales tax through 2026 on the November ballot.

The grocery tax of 3% was first enacted in 1990 to supplement the cost of repairing or replacing roads and public buildings and is renewed in five-year intervals. City staff estimate it brought in approximately \$45 million of revenue between 2014 and 2018 and would bring in around the same amount between 2021 and 2026 if approved. It would expire in December 2021 if defeated at the ballot in November.

The council voted 6-1 against a separate proposal asking voters to extend the "Keep Greeley Moving" tax through 2029. That levies a .65% tax on all sales except groceries for repairing and expanding roadways and is estimated to bring in \$80.5 million over seven years. The current iteration of the tax expires in December 2022.

Consideration of the 2021 Action Plan

The 2021 Action Plan was provided to the GURA Board for review and comment on August 13, 2020. This document will be the City's application to the U. S. Department

of Housing and Urban Development (HUD) for 2021 CDBG and HOME funds. The Action Plan will be submitted to HUD following HUD's notification to the City that awards for 2021 CDBG and HOME funds have been determined.

Commissioner Welsh made a motion to approve the 2021 Action Plan to the City Council. Commissioner Costigan seconded the motion; the motion carried 6-0. (Commissioner Duran was absent.)

Ratify Amended Cares Act Emergency Rental Assistance Program Policies and Procedures

Staff recommended changes to the CARES Act Emergency Rental Assistance Program (CDBG-CV) Policies and Procedures and requested an email vote to approve those. The changes recommended were as follows:

1. COVID issue (job loss, illness, etc.) any time after March 11, 2020.
2. Landlords - remove no eviction posted (if landlord accepts payment, the eviction process stops); remove landlord agrees to not evict during next three months
3. Remove 50% rent/utilities to income altogether
4. Only residency restriction is that unit is in Greeley (no residency time requirement)
5. Had to have been LMI at point of COVID issue, except in unusual circumstances such as:
 - A. If not LMI, but spouse became ill due to COVID and either passed or too ill to return to work for extended period of time.
 - B. Two incomes that would have put over LMI status, but alone were LMI and job loss has been such that only one of the LMI jobs has been reinstated or both are, but at reduced hours and now LMI (i.e. two JBS workers)

Commissioner Costigan made a motion to ratify the August 25, 2020 email vote to make changes to the policies and procedures for the Emergency Rental Assistance Program for CDBG-CV funds (CARES Act). Commissioner Leffler seconded the motion; the motion carried 6-0. (Commissioner Duran was absent.)

Amend 10th Street Urban Renewal Corridor Façade grant program guidelines

The 10th Street corridor is in one of the four Tax Increment Fund (TIF) Districts overseen and managed by GURA. The TIF receives the taxes paid in each year that are above the base established when the district was created in 2005. TIF funds may be used for infrastructure improvements that help to spur development, fixed improvements to buildings that enhance further development or in some cases acquisition of sites for redevelopment. GURA has for many years offered to businesses in the corridor a Facade Improvement grant but has not seen the utilization of the program for many reasons. The program is offered to business owners on a 1:1 ratio so the TIF matches all funds spent by a business on building and Facade work. (Example: for a \$15,000 project, the business would be reimbursed \$7,500)

As of June 2020, the fund has a balance of \$1,088,850. TIF funds may never be loaned but rather have to be granted for qualifying improvements. At the time the TIF

expires there is a one year grace period to expend funds on qualifying projects and the balance must be returned to the taxing entities that would have otherwise received those funds. The 10th street TIF based on date of creation would expire in 2030.

At present the Facade improvement program is set up to reimburse a business for a qualifying improvement on a one dollar reimbursement for each dollar the business spends. With COVID and the uncertain economy many businesses are leery of large capital expenditures and yet are looking for ways to improve their buildings and help to ensure their long term viability.

GURA staff proposes to the board a change in the present ratio of a 1:1 match to a 4:1 match, meaning GURA would reimburse the owner four dollars for each five dollars spent by a business on a qualifying improvement. (Example: for a \$50,000 project, the business would be reimbursed \$40,000). We propose this as a pilot program with the maximum project cap to be \$50,000 per business and a total amount available of \$250,000 to be expended during the pilot program which would end upon expenditure of all funds or April 30, 2021.

Commissioner Costigan made a motion to approve the façade improvement pilot program with a maximum project cap of \$50,000 using the four to one ratio, total available of \$250,000 for the pilot period. Commissioner Utrata seconded the motion; the motion carried 6-0. (Commissioner Duran was absent.)

IV. Board Member Comments/Reports

None

V. Staff Report

None

VI. Adjournment

There being no more business, the meeting was adjourned at 5:44 p.m.

DocuSigned by:
Benjamin Snow
AEC83CAB2BCA43D...
Benjamin Snow, Secretary

DocuSigned by:
Jediah Cummins
B42D9D2C6C094CC...
Jediah Cummins, Chair